

December 22, 2014

Jay and Terri Park
15525 Oak Road
Carmel, IN 46033
since 1978

across from Acorn Farm Antiques
and bordering Mapleridge to our east
ParkDVMs@aol.com

Jim Langston, City Council members, and fellow neighbors;

I have spoken with a few of the neighbors last week as we received and studied the revised plans for Mapleridge PUD on Oak Road. I think the revisions were well thought out. Changing the location entrance-exit will be much less bothersome with headlights and mail service for Roberston's; the more southern lots near the flood plane were adjusted to account for that it seems; the homes no longer have their backs facing Oak Road; the 4 board dark brown fence echoing Roberston's horse fence on the opposite side keeps neighborhood continuity; the loop drive instead of the private drive on top of the ridge is better—let's hope you can save the tree who's roots will be disrupted by the excavating the loop; the dead end for another connection with the Throgmartin property at the south end will be an asset to hopefully facilitate another exit on 161st St. in the future; the NO trail provision for the North and NW borders behind the neighbor's homes is also good. I am not as concerned as some about the size of the lots, since there is plenty of undevelopable greenspace for taking the dog for a walk, kicking the soccer ball around, or playing Frisbee or throwing and catching a baseball without having to get in the car to go to the park. Both adults and kids have a place to get some exercise after work or school and stay in their own neighborhood.

The one issue that has not yet been addressed at all is the privacy fence for the neighbors in the north and NW corner of the property. Many of us feel that this is an important matter to deter trespassers exploring the "country" around the development. Some homes are very close to the property lines in some cases and an old, broken-down farm fence with a strand of barbed wire rusting away on top will not deter any industrious youngster ready to explore their new surroundings. All of us have out buildings with equipment and attractive properties with ponds that will tempt would-be trespassers. Below is what I have suggested prior to the December 1 Planning meeting:

Privacy fencing, height 6', should be erected to the interior of the 30' Preserved Natural Buffer Yard at the perimeter of Mapleridge beginning at the NE corner of the development and extending the entire north border to the NW corner, then continuing south to the NE corner of the ORL or beyond per request of that lot

owner. The fence should not be installed within the 30' buffer because doing so would destroy existing trees. The tall trees will still be enjoyed by the new homeowners while ensuring that Mapleridge residents respect the privacy of the adjacent existing homeowners such as Joanne Robertson, Dan and Lori Thornberry, Tim Swinney, Jay and Terri Park, as well as Ben and Michelle Baxter. The fence must be maintained by Mapleridge neighborhood association including maintaining a dark brown stain to protect the wood and blend the fence into its more natural surroundings. A dark color allows it to recede from visual notice and will be the least obtrusive for all. We're not asking for an expensive stone or brick wall, just a secure wooden solid panel privacy fence to be maintained and repaired as needed. Nearly every subdivision I've observed has been required to have something similar to appease the neighbors or block traffic noise and view. It needs to extend south to include at least the entire east border of Ben and Michelle Baxter's property in order to keep trespassers from just going around it and exploring. Most of us realize the Baxters will have trespassers attracted to their pond as well as the ponds owned by neighbors to the north. It seems to be an undeniable fact of human nature that this is predictable but can be deterred. It is not that we are un-neighborly, as most of us neighbors have asked and been given permission to have access to each other's properties because we all respect, do no damage and cause no harm.

Please take time to consider this last issue which is very important and is not an unusual request.

Terri Park, DVM